

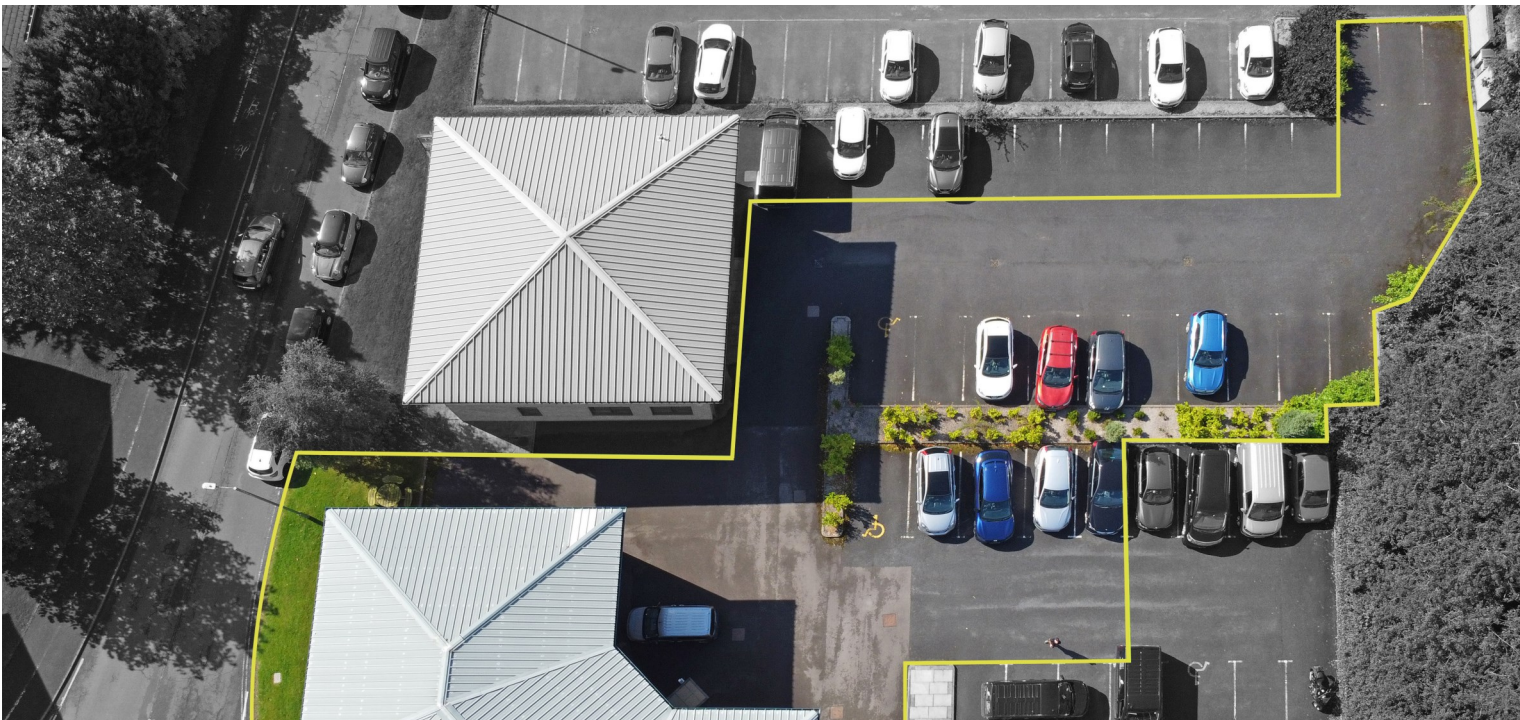
**COOPER
GREEN
POOKS**

TO LET



Spruce Building
Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

£50,000 p.a. exclusive



Summary

- Modern detached office building to let on a new lease (terms to be agreed).
- Total NIA 440.4 sq m (4,741 sq ft). Will sub-divide.
- 20 allocated parking spaces.
- Rent £50,000 per annum (exclusive).
- Located on Shrewsbury's premier business park.
- Local amenities situated on the Business Park include Co-Op, Greggs, a Childrens Nursery and a Barbers.
- Excellent connectivity to the national road and motorway network (A5(T), A49 and M54)
- Nearby occupiers include Crown Wealth Management, Optical Movement, Stewart Associates and PCB Solicitors.



Ground Floor Left Office



First Floor Left Office



Ground Floor Right Office Kitchenette



Virtual Tour

For further information, contact:

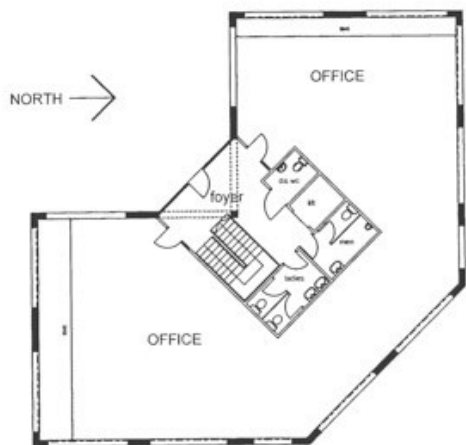
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Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Reception		
Ground Floor	Offices	2,310	214.61
First Floor	Landing		
First Floor	Offices	2,431	225.78
Outside	20 parking spaces		
Total		4,741	440.39



GROUND FLOOR PLAN



FIRST FLOOR PLAN



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

The premises are understood to have an existing use for offices purposes within Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Deposit:

A rent deposit may be requested by the landlord.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Both parties to cover their own legal costs.

VAT:

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

Services:

We understand mains services are supplied to the building.

Ratable Value: ↗ Suite A **£15,500**

1st April 2023 ↗ Suites B, C & D **£42,250**

Energy Performance Rating: ↗ TBC